

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
JANUARY 26, 2016

FINAL

Chairman Pro Tem Kim Jensen called the meeting to order at 6:30 p.m. and welcomed those present.

PRESENT: Commissioner Kim Jensen
Commissioner Lisa Watts Baskin
Commissioner Ted Knowlton
Commissioner Kent Kirkham
Commissioner Stephen Garn
Council Member Ryan Mumford

EXCUSED: Commission Chairman Robert Drinkall

CITY COUNCIL:

Mayor Len Arave
Council Member Brian Horrocks
Council Member Matt Jensen
Council Member Stan Porter
Council Member James Hood

NSTAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager and Community and Economic Development Director; Paul Ottoson, Public Works Director and City Engineer; Chief Craig Black, Police Chief; Linda Horrocks, Deputy Recorder; Sherrie Llewelyn, Senior City Planner; Andrea Bradford, Minutes Secretary.

1. PUBLIC COMMENTS

There were no public comments.

2. DISCUSSION OF A PROPOSED GENERAL DEVELOPMENT PLAN FOR
FOXBORO MARKETPLACE LOCATED AT APPROXIMATELY 600 NORTH
REDWOOD ROAD. BILL GASKILL-CSC REDWOOD HOLDINGS L.C.,
APPLICANT

This item has been postponed.

3. PUBLIC HEARING FOR AND CONSIDERATION RE-ZONING TO A PLANNED (P) DISTRICT FOR FOXBORO MARKETPLACE LOCATED AT APPROXIMATELY 600 NORTH REDWOOD ROAD. BILL GASKILL-CSC REDWOOD HOLDINGS L.C., APPLICANT

This item has been cancelled and will be rescheduled at a later date when a complete application has been received.

4. JOINT MEETING WITH THE CITY COUNCIL RELATED TO TOWN CENTER AND HIGHWAY 89 LAND USE PLANS

Barry Edwards reported that the General Plan put together by City staff, the City Council, Planning Commission and the residents is working and generating growth. The City Council and Planning Commission have expressed that public amenities be placed along Highway 89 but from a financial standpoint the City needs seed money to pay for them. The four Community Development Area (CDA) projects under consideration right now would generate \$153,000.00 per year. To put that into perspective the RAP tax for recreation generates \$300,000.00 per year. The CDA funds can be invested into Highway 89 to build trails, parks or help remove old buildings and may also lead to more retail and business occurring in that area. The other concern from the Commission and Council is the parking ratio for multi-housing. City staff has discussed this with the developer of the project on Odell Lane and they have revised the plan and increased their parking. Mr. Edwards also reported on a proposed project across from Eaglewood Lofts which would replace the boat and recreational vehicle business with five story multi-family buildings. Even though these projects are multi-family they will have a nice presence from the freeway and Highway 89 and will help to raise property values in that area. The general plan should be followed and it's up to the City Council and Planning Commission to view these proposed developments and make a decision.

City staff reviewed and presented a map with the vacant properties along Highway 89 that could be redeveloped. Once some of these projects are started there will be funds to beautify the area as well. Not all the developments along Highway 89 will be multi-family as this will be based on the market, demand and the projects brought to the City.

Barry Edwards commented that often there is a negative reaction towards multi-family housing due to some of the issues it brings to a community and he asked Police Chief Black to report on the programs that have been put in place with regards to rental properties.

Chief Black reported that over the last few years since the Good Landlord Program has been implemented that there have been positive results in most of the City's larger apartment

complexes. He said that there used to be officers sent to the complexes at 55 West Center Street and 882 West Foxboro Drive almost every night but now it is closer to once on a weekly basis. He said that the Foxboro complex has approximately 1,000 residents and that this is very good for a building that size. The apartment managers have been willing to work with the police which helps them maintain their complexes as well. Eaglewood Lofts has 400 units with only 74 police reports last year. He reported that the landlords are supportive of the program because they know that they can count on NSLPD to assist if they have an issue with a tenant that might damage their property or business.

Mayor Arave asked if Ted Knowlton, who works for the Wasatch Front Regional Council, if he would share his thoughts on Highway 89. Ted Knowlton commented that as a consultant to the City's General Plan that it was a collaborative plan with the Council, staff and the community. He said there are a good amount of quality proposals for this area and he is proud of the plan as it contemplates things that the City is now thinking of doing. The plan references density bonuses and other incentives to encourage amenities and retail. In reference to parking he said it is typical for parking to be oversupplied but that the demand will change over time due to mass transit, self selection and other amenities in the area. Mr. Knowlton also said that in his opinion retail should not be sprinkled through a district but should be centered in one area specifically Center Street and south of Center Street. The demand for retail versus housing shifts from one section of the city to another.

Council Member Matt Jensen arrived at 7:00 p.m.

Mayor Arave commented that the pros of multi-family have been discussed and said that the City needs to focus on how to ensure that future multi-family projects would be high quality and include amenities. He said this needs to be implemented now before it is too late. He asked the others present for comments regarding some of the concerns and challenges that multifamily might present to the community, so that solutions could be discovered.

Council Member Porter commented that a walk-able community is his biggest concern. There was a conceptual plan for a trail to go from Center Street to Eaglewood Village and it has not been done yet. The Town Center project needs to be walk-able.

Barry Edwards said that there has been rapid growth in the area and that City staff and the City Council and Planning Commission need to make sure that the trails, open space and amenities are preserved and put in place with a proper plan.

Ken Leetham commented that the Town Center project will have a trail connection from Highway 89 to 130 East.

Council Member Mumford asked what the call volume for police service on Odell Lane was like. Chief Black replied that the newer homes on Odell have relatively few calls but that the older four-plex units have many calls and that these units may be a concern if the property management is not involved.

Council Member Horrocks commented that when the General Plan was adopted there was concern about multi-tenant housing but that it was deemed necessary. He said it seems like there are many requests for multi-family housing but that it is part of the plan and more could be presented. He also expressed that he is pleased that the RV Business will be removed and excited for the Odell project.

Commissioner Baskin said she had reviewed the General Plan and that much of the good has come to fruition. She expressed concern with mixed use and high density and knowing when the saturation level has been reached. In 2013 housing in the City was 66% single family homes, 5% townhomes or duplexes, 20% multi-unit and 9% were mobile homes. 65% of the homes in the community are valued \$200,000.00 or more and the median income is \$66,000.00 or more. She asked if it was promoting livability to have a transient population and that sometimes it may be best to wait for a good project to come along.

Commissioner Baskin also talked about the unincorporated area and the issue that it is an out of sight/out of mind area and that it is an embarrassment, referring to the pockets of unincorporated properties whose streets and infrastructure has not been maintained well by the County but is perceived to be in the City limits by citizens. She also said that development around Hatch Park should be expanded, that residents want retail, improved aesthetics and appeal for the streets. She expressed concern that the City may be too eager to build some of these projects.

Mayor Arave commented that he would like Highway 89 to look better. The one reason to encourage growth now is for the CDA funds. The City has 15 years to generate those funds and if there are projects the City wants there will be money available to use. He also said the County has agreed to pay the City \$35,000.00 to provide services for those unincorporated areas. Once the City has provided the areas with municipal services for two years, the city can initiate an annexation petition of the area.

Council Member Jensen said that his objection to the first proposal for the Odell project is not the density but the lack of amenities and that the buildings are crammed into the space. He said this is not desirable long term and that the parcel may be too small for this development.

Council Member Porter commented that he agrees with Council Member Jensen and that with other developments the City had to request that amenities be added.

Barry Edwards then presented the Council and Commission with the revised plan for the Odell project and said that the developer has reduced the number of units, added open space, driveways for parking and has houses facing the trail leading to the school. He said it is possible for this plan to achieve what the City wants but that it needs to be conveyed to the developer.

Council Member Hood commented that the buildings in the Odell project are close the Highway and asked if the residents would have to walk along Highway 89 to get to the parking area. Sherrie Llewelyn replied that there is a 15' shoulder for access that is not visible on the presented plan. Barry Edwards commented that a walkway between one of the buildings to access the sidewalk could be suggested to the developer as well. He also said that Odell Lane would be widened.

Commissioner Jensen commented that she would like to clarify that in regards to her comments on affordable housing she did not mean Section 8 housing but homes that were affordable for single parents, older residents and those just starting out. She said she is excited to see housing projects in the City that are nicer and reasonably priced. She also said the City should focus on providing incentives for beautification and other amenities such as a farmers market, retail, and encouraging local business to keep tax dollars in state.

Council Member Mumford suggested that the City could push for more office/housing mixes and incentivize this type of commercial use to allow for more nice two or three story office buildings instead of multi-family housing along the corridor.

Ken Leetham commented that there are many underutilized properties with dilapidated buildings along the corridor. The City should consider what should or could happen with these properties such as consolidating or putting something economically beautiful there instead. The entire area will not be wall to wall multi-family units. He explained that in the highlighted areas of the map there are some vacant parcels along with some parcels that could be redeveloped with approximately 145,000 square feet of retail and 110,000 square feet of office space. These numbers are based on property size, opportunity and proximity to Center Street.

Commissioner Garn commented that the City should consider some type of retirement development for those 55 and older who would like single level housing. He also suggested a City public library.

Barry Edwards said that the Odell Lane project from Brighton Homes has close to 30% open space which is fairly generous for this type of project. Ken Leetham commented that an open space standard is something the City currently does not have but should consider putting in place as a tool to prevent overbuilding on a lot.

Council Member Jensen commented that mass transit is happening and the City needs to decide if parking lots will be placed next to it for park and ride services or if multifamily dwellings would be located there instead. He also suggested amenities for the City including plazas with benches and trees and wide sidewalks.

Barry Edwards commented that if the City wants senior housing then there needs to be incentives to encourage senior housing projects, etc. We look at what we want and figure out how to get those types of projects to the City. If the City is not excited about multi-family housing then the developers need to be encouraged to add amenities. There is a finite number of multi-family units this area should support. The City needs to do an amenities plan and determine what mixture of uses we want to have.

Ted Knowlton suggested that there is a trend and an opportunity to create a place for people to gather with amenities and retail and the focus to further and refine standards needs to be set.

Council Member Mumford left at 8:01 p.m.

Barry Edwards commented that the City needs to be in agreement collectively. He explained that some homes need to be rehabbed or replaced and could receive funding from the Community Development Block Grant (CDBG) and that there are streets that need work. Potential developers will not invest in these areas right now and a plan to fix up these areas could be included in this process. Certain standards would be put in place which developers would need to meet and would give a degree of certainty on what they would be able to develop.

Mayor Arave asked what City staff needs moving forward. Barry Edwards replied that from this meeting he had gathered that a parking standard which would not impact surrounding neighborhoods be put in place, multifamily projects with amenities, standards for open space need to be developed, all vacant area will not be multifamily, waiting on development in some areas and include walk-ability and trails in all future development plans.

Council Member Jensen commented that the City needs to create a vision and a soul for downtown and that the developers cannot be allowed to direct that. The City needs to create a destination for this area.

Commissioner Baskin asked if the General Plan needed to be amended for the corridor. Barry Edwards replied that City staff has envisioned a more in depth plan to coincide with the General Plan that would be more specific and provide a vision for the area. He said City staff will provide the Council and Commission with suggested requirements and ideas for amenities and other options for the Highway 89 corridor.

ADJOURN

Chairman Pro Tem Jensen adjourned the meeting at 8:09 p.m.



Chairman Pro Tem



Secretary